



COUNTY OF PLACER
NORTH TAHOE REGIONAL ADVISORY COUNCIL
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**MINUTES OF THE REGULAR MEETING OF
NORTH TAHOE REGIONAL ADVISORY COUNCIL
March 8, 2018
North Tahoe Event Center
8318 N. Lake Blvd, Kings Beach, CA**

1. Call to Order

ROEDER called the meeting to order at 6:01 PM. A quorum was established.

MEMBERS PRESENT: Roeder, Chillemi, Fulda, Hill, and Jewett. Lyans arrived at 6:10 PM

MEMBERS ABSENT: McFadden and Lutkemuller

STAFF PRESENT: Montgomery, Romack, and Friedman

2. MAC Member Introductions

3. Approval of Agenda

HILL/CHILLEMI/UNANIMOUS

4. Approval of Minutes of February 8, 2018

CHILLEMI/FULDA/Carried with abstentions from ROEDER and HILL

5. Reports

SUPERVISOR MONTGOMERY reported the County and North Lake Tahoe Resort Association have approved the people nominated to serve on the Capital Projects Advisory Committee (CAP). She reviewed names of the appointees and seats they fill. All representatives will be trained on the history of the TOT allocation process and Tourism Master Plan.

MONTGOMERY reported Verizon has submitted a proposal to install a repeater on the roof of Sierra Boat Company in Carnelian Bay. Two applications for NTRAC members have been received.

A. Community Reports

No Community Reports were given.

B. NTRAC Member Reports

JEWETT noted there are a lot of Snowfest events in Kings Beach this weekend.

CHILLEMI has received complaints about snow berms at the end of driveways. It was noted that the County's responsibility is only to clear snow from the roads. Driveways are the responsibility of the property owner.

6. Public Comment

There were no comments on items not on tonight's agenda.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



7. Information Items

A. Tahoe City Firehouse Properties: Placer County Real Estate Services will present an update on the Tahoe City Firehouse Properties RFI process and upcoming opportunities for public input. Presenter: Suzy Vose, Senior Project Manager, Placer County Department of Public Works Real Estate Services

SUZY VOSE described the parcel, which includes the Tahoe Community Center, previous Visitor Center, and former Station 51. She discussed the public outreach done to get input on possible uses of the site. Four submittals have been received in response to the Request for Information (RFI). At this point, the submitters and proposals are to remain confidential. Those proposals will be reviewed by an 8 person review team, comprised of 4 County employees and 4 community members. VOSE noted the timeframe for review, which will include a public meeting on April 4 from 6:00 PM to 8:00 PM. VOSE expects a recommendation to be presented to the Board of Supervisors at its April 24 meeting in Tahoe.

Discussion followed as the process was clarified.

B. Secure Self-Storage: The project, located at 9770 Northshore Boulevard/State Route 267, proposes a Variance and Design Review for the construction of a 4-story, 100,000 square foot, fully climate controlled self-storage building to contain a maximum of 800 storage units. A Mitigated Negative Declaration is currently being circulated through the State Clearinghouse. The comment period on the Mitigated Negative Declaration closes on March 19, 2018. Please Note: This item is for informational purposes only. Verbal comments taken at NTRAC will not be accepted as formal response comments on the project. Only written comments submitted to Placer County Environmental Coordination Services will be accepted. Presenters: Stacy Wydra, Senior Planner, Placer County Planning Services Division and Stephen Schwartz, Project Applicant Team

WYDRA presented the proposal for the self-storage building, including the entitlements being requested, the project location, and the existing conditions. She noted drainage issues to be addressed. A 15% height variance is being requested to accommodate mechanical equipment on the roof. Although the proposed project is 4 stories, one story will actually be below grade. The site is zoned for this use. The project is currently in the environmental review period. All comments need to be submitted in writing by March 19, 2018. WYDRA answered questions regarding details of the building, parking, and the project site.

The applicant, STEPHEN SCHWARTZ showed renderings of the project and provided more detail.

Discussion followed regarding the proposed parking, drainage, and size of the project.

The topic was open to public comment. RYAN DECKER noted there is an existing self-storage facility next to the proposed business. He asked about competition and demand.

Public comment was closed. WYDRA noted this is an allowed use but the project will go through the Design Review process.

8. Future Agenda Items

No new items were requested.

9. Adjournment at 7:01 PM to next regular meeting on April 12, 2018 at the North Tahoe Events Center, Kings Beach, CA

Respectfully submitted,
Judy Friedman, Recording Secretary